

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		AVON PL, ARLINGTON

OWNERSHIP

Owner 1:	HILL ROBERT F JR			
Owner 2:				
Owner 3:				
Street 1:	19 WARBLER SPRINGS RD			
Street 2:				
Twn/City:	LINCOLN			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	01773	Type:		

PREVIOUS OWNER

Owner 1:	MNAZAKANIAN LEVON/ ESTATE -		
Owner 2:	-		
Street 1:	C/O MARTHA E. HOWE, CONS.		
Twn/City:	LOWELL		
St/Prov:	MA	Cntry:	
Postal:	01852		

NARRATIVE DESCRIPTION

This parcel contains 5,210 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1904, having primarily Asbestos Exterior and 4506 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 Half Bath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11961	Total SF/SM:	5210	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	461,039	Spl Credit	Total:	461,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5210.000	618,700		461,000	1,079,700		8173
							GIS Ref
							GIS Ref
Total Card	0.120	618,700		461,000	1,079,700	Entered Lot Size	GIS Ref
Total Parcel	0.120	618,700		461,000	1,079,700	Total Land:	Insp Date
Source: Market Adj Cost	Total Value per SQ unit /Card:		239.64	/Parcel:	239.6	Land Unit Type:	11/18/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	619,000	0	5,210.	461,000	1,080,000	1,080,000	Year End Roll	12/18/2019
2019	104	FV	482,400	0	5,210.	489,900	972,300	972,300	Year End Roll	1/3/2019
2018	104	FV	482,400	0	5,210.	357,300	839,700	839,700	Year End Roll	12/20/2017
2017	104	FV	449,600	0	5,210.	311,200	760,800	760,800	Year End Roll	1/3/2017
2016	104	FV	449,600	0	5,210.	265,100	714,700	714,700	Year End	1/4/2016
2015	104	FV	395,700	0	5,210.	259,300	655,000	655,000	Year End Roll	12/11/2014
2014	104	FV	395,700	0	5,210.	213,200	608,900	608,900	Year End Roll	12/16/2013
2013	104	FV	413,600	0	5,210.	202,900	616,500	616,500		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

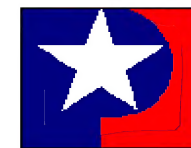
[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	JO	Jenny O
4/11/2019	Mail Update	JO	Jenny O
11/18/2017	MEAS&NOTICE	KB	Kevin B
4/14/2009	Meas/Inspect	372	PATRIOT
3/23/2000	Inspected	276	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	243	PATRIOT
8/24/1993		KT	

Sign:
VERIFICATION OF VISIT NOT DATA
__/__/__

Sign: VERIFICATION OF VISIT NOT DATA / /



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	8173
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

by	Name
0	Jenny O
0	Jenny O
3	Kevin B
2	PATRIOT
6	PATRIOT
3	PATRIOT

APPRAISED: 1,079,700 / 1,079,700
USE VALUE: 1,079,700 / 1,079,700
ASSESSED: 1,079,700 / 1,079,700

